103.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	883,900 / 883,900
					USE VALUE:	883,900 / 883,900
					ASSESSED:	883,900 / 883,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOWLES HEATHER J ETAL/TRUSTEES
Owner 2:	WINDMILL LANE LIVING TRUST
Owner 3:	
Street 1:	51 WINDMILL LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FOWLES HEATHER -
Owner 2:	BISHOP LYNN -
Street 1:	51 WINDMILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .227 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1952, having primarily Vinyl Exterior and 2366 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9900.000	381,300	700	501,900	883,900
Total Card	0.227	381,300	700	501,900	883,900
Total Parcel	0.227	381,300	700	501,900	883,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.58 /Parcel: 373.58

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66458

GIS Ref

GIS Ref

Insp Date 10/16/18

!8222!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	381,300	700	9,900.	501,900	883,900		Year end	12/23/2021
2021	101	FV	370,600	700	9,900.	501,900	873,200		Year End Roll	12/10/2020
2020	101	FV	370,900	700	9,900.	501,900	873,500	873,500	Year End Roll	12/18/2019
2019	101	FV	269,900	700	9,900.	501,900	772,500	772,500	Year End Roll	1/3/2019
2018	101	FV	269,900	700	9,900.	430,200	700,800	700,800	Year End Roll	12/20/2017
2017	101	FV	269,900	700	9,900.	401,500	672,100	672,100	Year End Roll	1/3/2017
2016	101	FV	269,900	700	9,900.	344,200	614,800	614,800	Year End	1/4/2016
2015	101	FV	259,500	700	9,900.	308,300	568,500	568,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:57:00

LAST REV

Date	Time
09/09/19	08:35:28
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8222

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOWLES HEATHER,	68941-535		2/27/2017	Convenience	1	No	No		
FEMIA ROBERT M	53223-372		7/17/2009		560,000	No	No		
CORCORAN EDWARD	26476-522		7/8/1996		215,000	No	No		Y

USER DEFINED

Prior Id # 1:	66458
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2014	745	New Wind	12,900					
4/9/2014	331	Solar Pa	20,000					
11/9/2012	1470	Manual	16,512	C				
6/18/2003	477	Wood Dec	8,900					
4/3/1997	138		72,500					ADD 2ND FR-REP/FIR

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Inspected	CC	Chris C
9/20/2018	MEAS&NOTICE	BS	Barbara S
7/1/2014	External Ins	PC	PHIL C
4/30/2013	Info Fm Prmt	EMK	Ellen K
4/14/2009	Meas/Inspect	163	PATRIOT
12/3/1999	Inspected	263	PATRIOT
11/19/1999	Missed Appt.	267	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9900		Sq. Ft.	Site		0	70.	0.72	4									501,898						501,900	

Total AC/HA:	0.22727	Total SF/SM:	9900	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	501,898	Spl Credit		Total:	501,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.09378695
Const Adj.:	0.97020000
Adj $ / SQ:	148.567
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468434
Depreciation:	87129
Depreciated Total:	381305

COMMENTS

FP IN YARD SLAB GAR PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB					

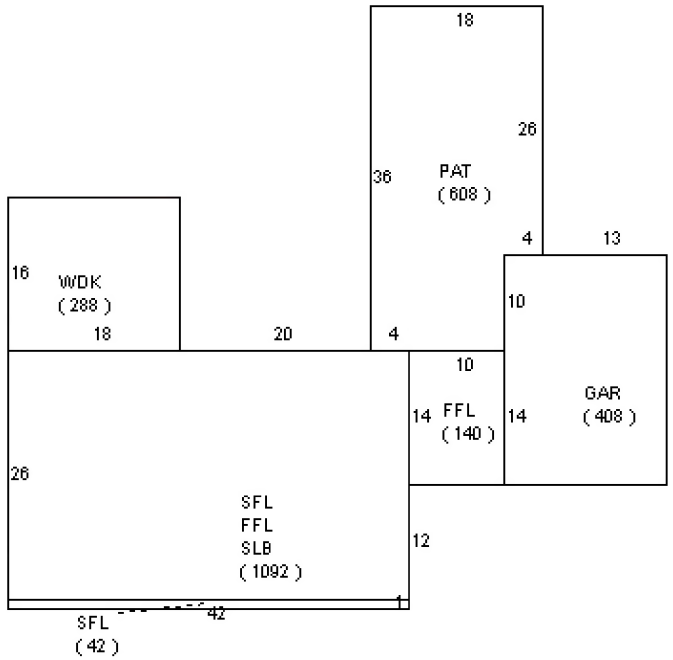
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.57
Special Features:	0	Val/Su Net:	80.07
Final Total:	381300	Val/Su SzAd	161.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,232	148.570	183,034
SFL	Second Floor	1,134	148.570	168,475
SLB	Slab	1,092	14.860	16,224
PAT	Patio	608	2.780	1,691
GAR	Garage	408	20.500	8,363
WDK	Deck	288	9.190	2,647

Net Sketched Area:	4,762			Total:	380,434
Size Ad	2366	Gross Area	4762	FinArea	2366

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 103.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	8X16	A	AV	1980	7.56	T	31.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700

IMAGE

AssessPro Patriot Properties, Inc